



The Wellington

56 Haldane Road, London, SW6 7EU

Leasehold £115,000

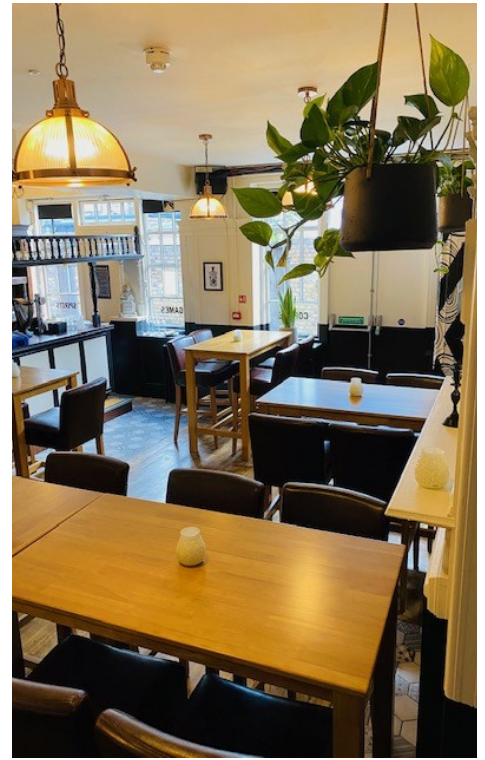
- Bustling residential area of Fulham
- Superbly refurbished lock-up pub
- Three trade areas (60-70)
- Front trade patio (20)
- Held on attractive free-of-tie lease
- Growing business with bags of potential

Ref: 92041

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LOCATION

The Wellington is located in the Fulham area of London, in the London Borough of Hammersmith & Fulham. The property lies approximately 3.6 miles south-west of Charing Cross, 1 mile south of Earls Court and 1 mile west of Battersea Park. The Wellington is situated along Haldane Road, a cut through between the residential areas and the bustling commercial area that is Fulham Broadway and North End Road. The Wellington lies a short walk from Stamford Bridge Stadium, home of Premiership giants Chelsea. The stadium boasts a capacity of 40,853, with plans to extend further to 60,000 by 2024. The stadium brings in vast amounts of business to the area, not only on match days, but also those visiting the museum, stadium tours, club shop and the stadium's hotel.

The area is easily accessible via TFL with District Line services from Fulham Broadway as well as overground and Southern Services from nearby Imperial Wharf and West Brompton.

The Wellington occupies a ground floor and basement lock-up public house, in a residential area of Fulham, which benefits from a high level of footfall on home match days. The property has been recently refurbished top to bottom and is presented to a superb standard throughout.

TRADE AREAS

Entrance from Haldane Road directly into MAIN BAR. The bar is presented with attractive stripped wood and tiled flooring and incorporates air conditioning and industrial style lighting. Centralised around a wood built BAR SERVERY which houses two double drinks fridges, the bar provides seating for 20-25. The bar also houses a projector and screen. Offset are GENTLEMEN'S TOILETS.

Leading through to the centre of the property there is a SECOND BAR AREA which benefits from its own BAR SERVERY housing a coffee machine and glass washer. This bar area is presented in an in-keeping manner with the main bar and also incorporates a flat screen TV and speakers. Seating is provided for 20 with room for more standing. Offset are LADIES TOILETS with baby changing facilities as well as a STOREROOM which could well be transformed into a disabled toilet.

To the rear of the property there is a THIRD TRADE AREA which provides seating for 20-25. This area houses a pool table, two TVs and a dartboard. This is a versatile area, often used for private functions.

BASEMENT

Located within the basement there is:

- OFFICE with CCTV control
- STORE ROOM

- SPIRITS STORE
- BARREL STORE with ice machine and delivery drop to front of property
- CHILLED BARREL ROOM
- COMMERCIAL TRADE KITCHEN equipped with extractor, griddle, six-burner range cooker, double deep fat fryer, Buffalo convection oven, dish washer and a range of undercounter fridges.

EXTERNAL

To the front of the property there is a DECKED TRADE PATIO providing seating for 15-20.

THE BUSINESS

Our clients have owned and operated The Wellington since December 2020 and have taken a heavily dilapidated and closed public house, investing wisely in its presentation and configuration, and have created a popular public house which draws in custom from the surrounding residential areas as well as those attending the stadium on match days. The business is well known for its wide range of craft beers which are brought in from a variety of local breweries. The business is also well known for its quality Sunday roast offering.

Trade profit and loss accounts for the nine month period ending May 2021 show a net turnover of £273,034, split approximately 75% to wet sales and 25% to dry sales, with a healthy gross profit of 68%. The business is very much in its infancy, and offers huge potential for a new operator to continue to further increase turnover. The business would well suit an experienced operator, multiple operator with management team to instil or an experienced first-time buyer alike.

Further accounting detail can be made available to serious parties following a formal viewing.

TENURE & PRICE

LEASEHOLD £115,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Wellington is held on a part repairing and insuring lease agreement from a private landlord (internal and external decorative only). The lease is for a term of fifteen years commencing 18 December 2020, with a break clause at the tenth anniversary. This fully assignable lease is excluded from the Landlord & Tenant Act 1954. Rent currently stands at £55,000 per annum paid monthly in advance. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

A full Premises Licence is held which provides the sale of alcohol on and off the premises:

Monday - Thursday 11:00 - 00:00

Friday & Saturday 10:00 - 01:00

Sunday : 11:00 - 23:00

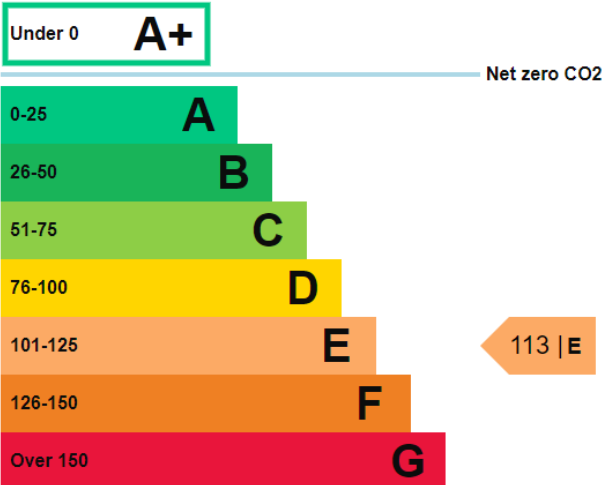
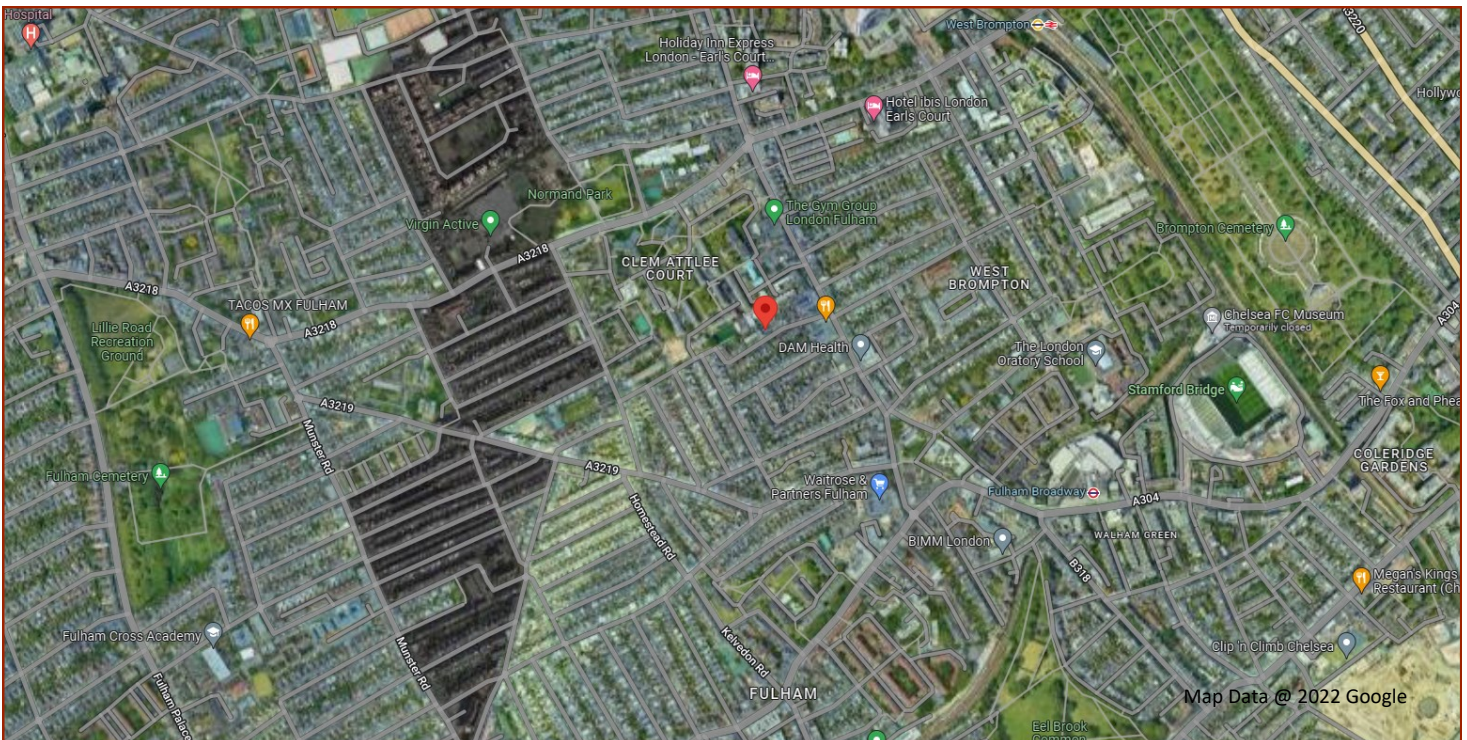
SERVICES

All mains services are connected.

LOCAL AUTHORITY

London Borough of Hammersmith & Fulham.

Rateable Value: £17,900



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0470-0734-4669-6327-4002

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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